152.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,400 / 970,400
					USE VALUE:	970,400 / 970,400
					ASSESSED:	970,400 / 970,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEDGE LEO G & VIRGINIA M/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	90 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEDGE LEO G.VIRGINIA M -
Owner 2:	-
Street 1:	90 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,772 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Wood Shingle Exterior and 2487 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5772.000	495,900		474,500	970,400
Total Card	0.133	495,900		474,500	970,400
Total Parcel	0.133	495,900		474,500	970,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.16 | /Parcel: 390.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101151

GIS Ref

GIS Ref

Insp Date 05/02/18

!11954!

PREVIOUS ASSESSMENT

Parcel ID 152.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	495,900	0	5,772.	474,500	970,400	970,400	Year End Roll	12/18/2019
2019	101	FV	375,300	0	5,772.	444,900	820,200	820,200	Year End Roll	1/3/2019
2018	101	FV	374,400	0	5,772.	367,800	742,200	742,200	Year End Roll	12/20/2017
2017	101	FV	374,400	0	5,772.	338,100	712,500	712,500	Year End Roll	1/3/2017
2016	101	FV	374,400	0	5,772.	308,400	682,800	682,800	Year End	1/4/2016
2015	101	FV	359,700	0	5,772.	302,500	662,200	662,200	Year End Roll	12/11/2014
2014	101	FV	359,700	0	5,772.	281,200	640,900	640,900	Year End Roll	12/16/2013
2013	101	FV	359,700	0	5,772.	267,500	627,200	627,200		12/13/2012

PRINT

Date	Time
12/11/20	02:04:47

LAST REV

Date	Time
06/11/18	14:27:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11954

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEDGE LEO G.VIR	66703-400		1/21/2016	Convenience	1	No	No		
WEDGE LEO/VIRGI	40693-456		8/29/2003	Family	1	No	No		
WEDGE CATHERINE	32270-324		1/24/2001	Family	1	No	No		
	6552-211		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	101151
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2010	110	Addition	300,956					REMOVE GARAGE / BU
4/27/2007	288	Re-Roof	6,375					

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2018	MEAS&NOTICE	BS	Barbara S
6/2/2010	Info Fm Prmt	BR	B Rossignol
11/4/2008	Meas/Inspect	163	PATRIOT
4/11/2000	Entry Denied	197	PATRIOT
11/23/1999	Measured	270	PATRIOT
7/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5772		Sq. Ft.	Site		0	80.	1.03	9									474,528						474,500	

Total AC/HA: 0.13251 | Total SF/SM: 5772 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 474,528 | Spl Credit | Total: 474,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16980195
Const Adj.:	0.99989998
Adj $ / SQ:	146.211
Other Features:	109873
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	519824
Depreciation:	23912
Depreciated Total:	495912

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	2

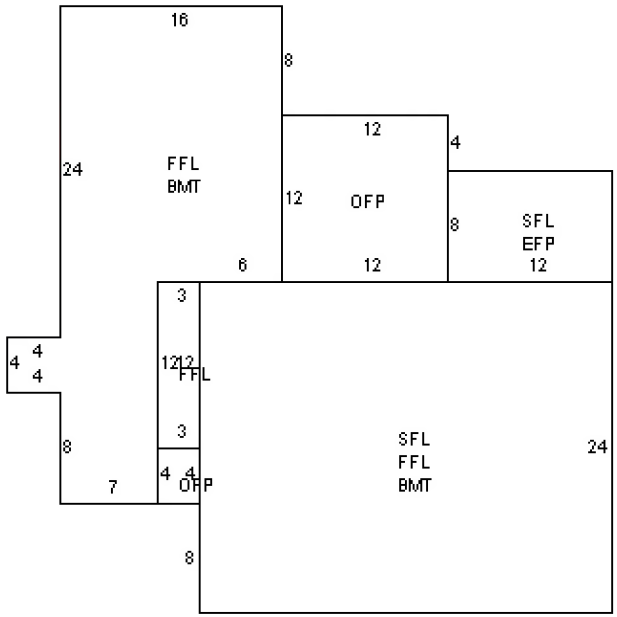
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.83
Special Features:	0	Val/Su Net:	144.16
Final Total:	495900	Val/Su SzAd	245.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,204	146.210	176,038
BMT	Basement	1,168	49.480	57,790
SFL	Second Floor	816	146.210	119,308
OFP	Open Porch	156	27.070	4,224
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area:	3,440			Total:	362,696
Size Ad	2020	Gross Are	3440	FinArea	2487

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	